

# *Del Boca Vista*

## *SUBDIVISION*

### **Background:**

The subject property is located on the east side of 99W and south of Meinecke Parkway (2S131B/Tax Lot 201) and zoned MDRH (Medium Density Residential High).

The City held a pre-application conference (PAC 15-05) with the applicant's on June 22, 2015, for the purposes of discussing code requirements for subdividing the subject property.

The required Neighborhood Meeting for the proposal was held near the site at SW Pinehurst Court on May 3, 2016, at 6:00p.m. Meeting minutes are attached.

### **Proposal:**

**The applicant proposes to subdivide approximately 3.63 acres into 13 lots on property zoned MDRH. The proposal is for individual lots that have adequate building envelopes for single family detached structures with access onto the internal street system.**

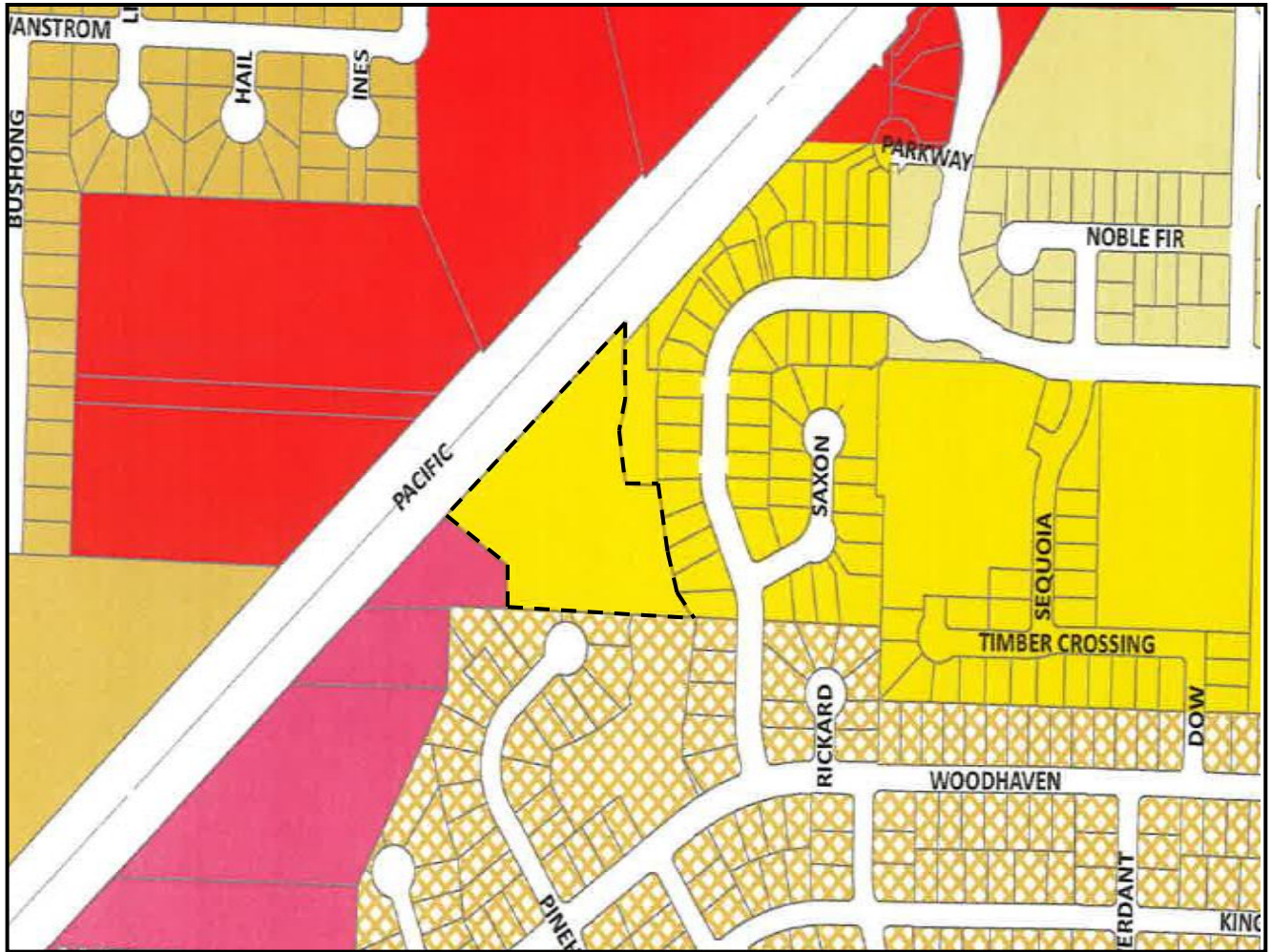
### **Chapter 16.12(D)-MDRH Zoning:**

**Lot size-**The minimum lot size requirements in the MDRH zone is 5,000 square feet for detached dwellings. The proposed lots within the subdivision range in size from a minimum of 5,030 square feet to a maximum of 7,832 square feet in size, with an average lot size of 5,848 square feet.

**Density-**The MDRH zone requires a minimum of 5.5 to a maximum of 11 dwelling units per acre. Based on the site plan provided, the developable acreage is about 91,149 (2.09 acres) square feet in size. This includes Lots 1-13 and the open spaces areas along the eastern portion of the site. The proposed 13 lots result in a density of 6.22 dwelling units per acre.

**Lot Width and Depth:** The minimum lot width required is 50 with a minimum lot depth of 80 feet required for properties in the MDRH zone. All 13 lots range in width from 50 feet to 59 feet. All 13 lots range in depth from 85 feet to 116 feet. Therefore, all lots are in compliance with these requirements as shown on the site plan.

**Section 16.60.020-Corner Lots:** Lots 1, 9, and 12 are corner lots. All setbacks will be reviewed at the time of building permit review for code compliance. No building permits will be issued without code compliance.



### **Section 16.120.040 - Approval Criteria**

- A. Streets and roads conform to plats approved for adjoining properties as to widths, alignments, grades, and other standards, unless the City determines that the public interest is served by modifying streets or road patterns.***

Applicant Response: There is only one internal street proposed within the 13-lot subdivision. Due to the location of the site and the wetlands, the internal street does not connect to any existing streets. However, a stub street is provided to the property to the west for future development. A 27-foot wide driveway is being provided for Lots 10 and 11. The driveway will be developed with sidewalks that will connect up to the property to the south for pedestrian access.

The proposed internal street has been designed to 'local' street standards as outlined in Section 16.106.10. Therefore, the proposed street is in compliance with code and will be developed to City standards.

**B. Streets and roads held for private use are clearly indicated on the plat and all reservations or restrictions relating to such private roads and streets are set forth thereon.**

Applicant Response: There are no private streets or roads being proposed within the development. A 27-foot wide driveway is being provided for Lots 10 and 11. The driveway will be developed with public sidewalks that will connect up to the property to the south for pedestrian access.

**C. The plat complies with applicable zoning district standards and design standards in Division II, and all provisions of Divisions IV, VI, VIII and IX. The subdivision complies with [Chapter 16.128](#) (Land Division Design Standards).**

Applicant Response:

**16.12.030-Residential Land Use Development Standards**

The proposed subdivision meets the standards as required in the MDRH zone-

**Minimum Lot Area**-5,000 square feet of lot area is required for each detached single family dwelling. The 13-lot subdivision ranges in lot size from 5,011sq.ft. to 7,832sq.ft in size. Therefore, the minimum lot area requirements have been met.

**Minimum Lot Width**-The minimum lot width at building line of 50 feet has been met. See attached site plan.

**Minimum Lot Depth**-The minimum lot depth of 80 feet has been met. See attached site plan.

**16.128.010-Blocks**

**Block Size/Length**- The length of the blocks was taken into consideration at the time of design layout. The longest block length (Lots 1-6) within the proposed subdivision is about 319 feet in length. Due to the location of the wetlands, additional street connections could not be provided

The subdivision provides more than adequate vehicle and pedestrian circulation as shown on the site plan. Therefore, block size/length has been met.

**Pedestrian and Bicycle Connectivity**- A 27-foot wide driveway is being provided for Lots 10 and 11. The driveway will be developed with sidewalks that will connect up to the property to the south for pedestrian access.

Sidewalks will be provided along 99W and along the proposed internal street that will connect to the public sidewalk system. The location along a major transportation corridor facilitates access to a transit route, bicycle and pedestrian access, provides significant opportunity to reduce vehicle miles traveled.

The internal pedestrian circulation system consists of hard surfaced sidewalks that provide easily identifiable and safe connections. The pedestrian system connects the lots to the public sidewalk system and the proposed internal sidewalk system. The sidewalks are raised above the surface of the travel lanes. This provides a clear separation between vehicles and pedestrians. Proposed pedestrian sidewalk connections are illustrated on the tentative site plan. The sidewalks provide pedestrian connection to areas where a street connection is not feasible. Therefore, this criterion has been satisfied.

**Utilities**-All required and needed utilities will be provided as shown on the site plan. All easements will be identified on the plat. All improvements required are identified on the public improvement plans provide.

Sanitary Sewer/Water- The City requires that all new development extend and connect to the public sewer and water when service is available. The applicant's improvement plans identifying the required and needed connections.

The City has adopted codes regulating installation, extension and development of public facilities for streets, water, sewer and storm drainage facilities, and public utility easements. The developer is responsible for the cost of the extension of improved facilities necessary to serve the site. Internal development of public or private facilities necessary to serve individual units will occur at the building permit stage. Compliance with building code requirements satisfies this criterion.

In conclusion, the Tentative Plat shows how public sanitary sewer, water service, and storm drainage will be provided to the proposed subdivision. The Tentative Plat layout and the property location allow the proposed subdivision to efficiently and conveniently connect to public utilities. The proposed public utilities facilities conform to the requirements of the Development Code. See attached site plans.

**Drainage-** The applicant has provided a detailed storm drain plan and study dated May 24, 2016.

The Tentative Plat shows that public storm drainage facilities (pipes, catch basins, manholes, etc.) will be provided in the subdivision. Roof drains from houses and impervious surfaces on lots typically drain to the system in the street. Storm water from these storm drainage facilities will be discharged into the open space area at four locations shown on the Tentative Plat.

#### **16.128.020-Pedestrian and Bicycle Ways**

A 27-foot wide driveway is being provided for Lots 10 and 11. The driveway will be developed with sidewalks that will connect up to the cul-de-sac to the south for pedestrian access.

#### **16.128.30-Lots**

Size- 5,000 square feet of lot area is required for each detached single family dwelling. The 13-lot subdivision ranges in lot size from 5,011sq.ft. to 7,832sq.ft in size. Therefore, the minimum lot area requirements have been met.

Access- The subject property is located along the south side of Highway 99W. No direct access shall be taken to or from 99W. There is an internal street proposed that will provide access to the 13 lots as shown on the site plan. The street will be designed to City standards.

Double Frontage-Lots 1 through 6 are double frontage lots. Due to the location of 99W to the south, double frontage lots had to be created. There is a 5-foot wide planting strip provided along the north property lines of Lots 1-6, adjacent 99W.

Side Lot Lines-All side lot lines run at right angles to the streets they face. See attached site plans.

#### ***D. Adequate water, sanitary sewer, and other public facilities exist to support the use of land proposed in the plat.***

Applicant Response: All required and needed utilities will be provided as shown on the site plan. All easements will be identified on the plat. All improvements required are identified on the public improvement plans provide.

Sanitary Sewer/Water- The City requires that all new development extend and connect to the public sewer and water when service is available. The applicant's improvement plans identifying the required and needed connections.

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In conclusion, the Tentative Plat shows how public sanitary sewer, water service, and storm drainage will be provided to the proposed subdivision. The Tentative Plat layout and the property location allow the proposed subdivision to efficiently and conveniently connect to public utilities. The proposed public utilities facilities conform to the requirements of the Development Code. See attached site plans.

***E. Development of additional, contiguous property under the same ownership can be accomplished in accordance with this Code.***

Applicant Response: There is no contiguous property under the same ownership. Therefore, this criteria is not applicable.

***F. Adjoining land can either be developed independently or is provided access that will allow development in accordance with this Code.***

Applicant Response: Properties to the east and south of the site are fully developed. Therefore, property to the east and south will not be developed. However, the proposed subdivision does provide a stub street to the property to the west for future development.

***G. Tree and woodland inventories have been submitted and approved as per [Section 16.142.060](#).***

Applicant Response: The applicant has provided a memo from an arborist that outlines the individual trees on the property and their condition. See attached memo dated May 1, 2016 from Morgan E. Holen, Project Arborist.

All the trees have been noted on the site plan.

***H. The plat clearly shows the proposed lot numbers, setbacks, dedications and easements.***

Applicant Response: The tentative plat submitted shows all required information. See attached site plans.

***I. A minimum of five percent (5%) open space has been provided per [Section 16.44.010.B.8 \(Townhome-Standards\)](#) or [Section 16.142.030 \(Parks, Open Spaces and Trees-Single-Family Residential Subdivisions\)](#), if applicable.***

Applicant Response: As shown on the site plan, 6,498 square feet of open space has been provided on the site. Therefore, as shown on the site plan 7.13% open space is provided on the site.

There are wetlands on the property. The significant wetlands are located along the east portion of the site as shown on the Tentative Plat. A Clean Water Service Provider letter based upon Pacific Habitat Wetland Delineation dated March 23, 2016 has been provided.

Prior to subdivision construction, the property owner/developer will obtain a National Pollutant Discharge Elimination System (NPDES) permit from the Oregon Department of Environmental Quality. The applicant will also provide required erosion control during construction.

The 50-foot riparian corridor along the has been identified on the site plan. There will be no structures or tree removal within the identified riparian corridor.

There will be an established Home Owners Association for this development. The HOA will be responsibly for maintenance and care of the wetlands area and the open space areas within the subdivision. The HOA and CC&R's will be determined prior to recordation of the final plat.